STATE OF NEW YORK

10669

IN ASSEMBLY

July 22, 2024

Introduced by COMMITTEE ON RULES -- (at request of M. of A. Vanel) -- read once and referred to the Committee on Consumer Affairs and Protection

AN ACT to amend the general business law, in relation to requiring verification of property and rental listings on online property marketplaces

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. The general business law is amended by adding a new section 396-ddd to read as follows:

§ 396-ddd. Verification of property and rental listings on online property marketplaces. 1. No online property marketplace shall allow a property or rental to be listed on its website, application or software nor permit any person to claim ownership of an existing property or rental listing without first verifying that the person listing or claiming the property or rental is authorized to do so. For the purposes of this section, "online property marketplace" shall mean any website, application, or software connected to the internet which, in the regular course of business, allows members of the public to add and view property or rental listings and which provide a contact method or contact information to contact the owners or agents of such properties or rental listings.

2. The verification required by subdivision one of this section shall be conducted through a method reasonably designed to detect and prevent fraudulent property or rental claims and listings.

3. An online property marketplace shall be liable for a civil penalty of five hundred dollars per listing which is listed or claimed in violation of this section.

§ 2. This act shall take effect one year after it shall have become a law.

EXPLANATION--Matter in *italics* (underscored) is new; matter in brackets [-] is old law to be omitted.

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